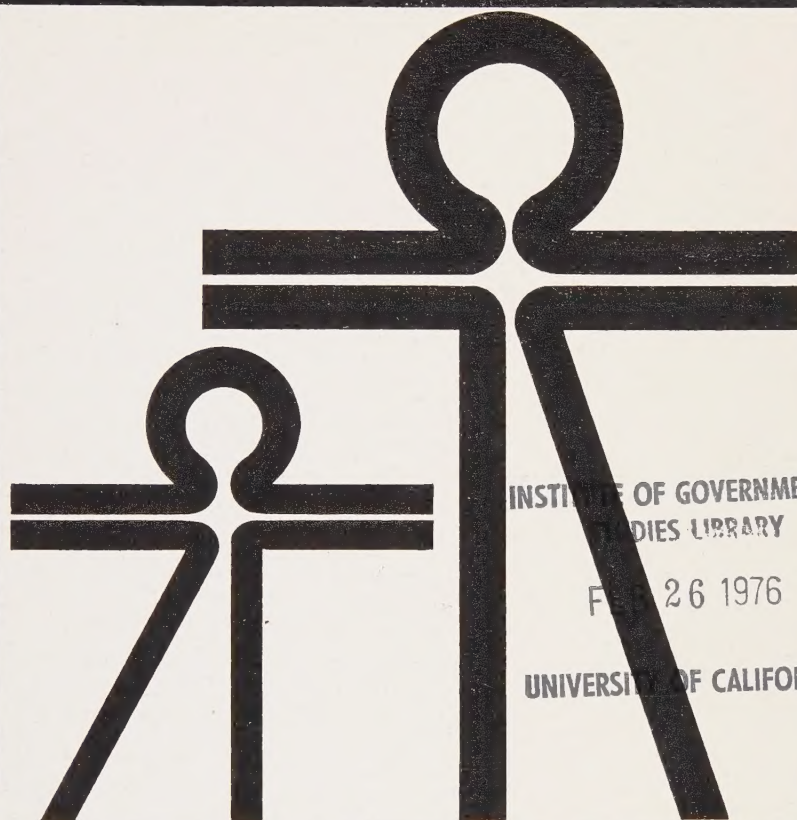


76 02810

TCA-0009



INSTITUTE OF GOVERNMENTAL  
STUDIES LIBRARY


FEB 26 1976

UNIVERSITY OF CALIFORNIA

*no dx*

# socio-economic profile

City of Torrance Planning Department



Digitized by the Internet Archive  
in 2024 with funding from  
State of California and California State Library

<https://archive.org/details/C124883756>



# table of contents

SUBJECT	PAGE
<b>I. INTRODUCTION</b>	<b>1</b>
<b>II. POPULATION</b>	<b>1</b>
A. Growth Rate	
B. Density	
C. Household and Family Characteristics	
D. Marital Status	
E. Racial Composition	
F. Educational Attainment	
<b>III. HOUSING</b>	<b>2</b>
A. Inventory	
B. Occupancy and Value	
C. Structural Characteristics	
D. Age Characteristics	
E. Saturation	
<b>IV. EMPLOYMENT</b>	<b>2</b>
A. Occupational Distribution	
B. Manufacturing	
C. Products and Services	
D. Retail and Wholesale	
E. Residence vs. Place of Work	
F. Means of Transportation	
<b>V. INCOME</b>	<b>3</b>
A. Family	
B. Comparative Study	
<b>VI. COMMERCE AND INDUSTRY</b>	<b>3</b>
A. Building Valuation	
B. New Business	
C. Retail Trade	
D. Selected Service Receipts	
E. Industrial and Commercial Development	
<b>VII. CITY GOVERNMENT</b>	<b>4</b>
A. Revenues	
B. Expenditures	
C. Employment	
<b>LISTING OF TABLES</b>	<b>7</b>

*Social survey      Torrance*  
*Population      "*  
*Economic conditions      "*



If total housing reaches the limits of existing zoning (see Housing Saturation, page 14) and if household sizes remain the same (see Table 5), the result would be a population density of 7,618 persons per square mile. At a density of 7,618 persons per square mile, Torrance would still be ranked 8th assuming no reduction in densities of the other cities with which Torrance is compared.

## **I. INTRODUCTION**

The general economic goal for Torrance as developed by the Citizens Advisory Committee\* and adopted by the City reads:

Encourage development of an optimum economic base, providing employment and tax revenues while maintaining a pleasant and unpolluted environment. Increase participation with other governmental jurisdictions. Plan all changes based on improvement of livability of the community, recognizing the need to maintain the residential-commercial-industrial city.

The various individual elements of the General Plan for the City of Torrance will contain goals, sub-goals, objectives, and policy suggestions which, taken collectively, will be a guide for action programs to achieve the above stated goal.

It is fundamental to the achievement of these ends that the character of the City be fully understood. The purpose of this analysis, therefore, is to gather, arrange, and present data to describe the City of Torrance and to furnish a foundation for planning strategies to reach the goals established by the citizen's committee.

## **II. POPULATION**

### **A. Growth Rate**

The population of Torrance is the largest for all South Bay-Harbor area cities. Torrance has shown the largest overall growth rate in the last 30 years for all cities in the South Bay-Harbor area although its rate of growth ranked only 3rd in the 40's and 2nd in the 50's. The largest rate of growth for Torrance was in the 50's. (See Table 1 & 2)

### **B. Density**

Over the last decade population density has increased by 30% (calculated from data on Tables 3 & 4). Torrance ranks 8th in density among cities in Los Angeles County.

### **C. Household and Family Characteristics**

Torrance experienced the biggest change in household and family size in the 60's. In 1960 Torrance ranked third in household size and second in family size. By 1970 household sizes in Torrance had decreased 16% and family size had decreased by more than 9%, ranking the City fifth in both categories (see Tables 5 & 6). The drop in household and family size is statistically attributable to the decrease in the number of children per household; the total decrease over the last decade was nearly 55 children per 100 households.

General household and family data for Torrance in 1970 is presented in Table 7.

### **D. Marital Status**

Specific figures for the marital status of Torrance residents that are 14 years and older for the years 1960 and 1970 are shown in Table 8. The most significant change was in the category of divorced persons, numbers of which doubled for both men and women.

### **E. Racial Characteristics**

The vast majority of the population in Torrance is white. The surrounding area also has a largely white population. Population breakdowns by racial characteristics are in Table 9.

### **F. Educational Attainment**

Table 10 compares the distribution of Torrance population 25 years and older by number of school years completed in 1960 and 1970. The percentage of high school graduates has increased from 63.6 percent in 1960 to 74.7 percent in 1970. The percentage of the population who have attended college has also increased. Persons with four or more years of college increased from 11.1 percent in 1960 to 16.0 percent in 1970. The overall increase in educational attainment of the Torrance citizen is indicated by

---

\*Citizens Advisory Committee, *Subcommittee Reports*, April 14, 1971.



the increase in median school years completed from 12.4 years in 1960 to 12.6 years in 1970.

### III. HOUSING

#### A. Inventory

The total number of housing units in Torrance has increased by 16,589 units since 1960. Comparing this increase with population growth over the past decade, we find that there has been approximately one new housing unit built for every two new persons added to the City during this period. Other pertinent housing data is in Table 10; for detailed information see the Housing Element.

#### B. Occupancy and Value

Table 11 lists occupancy and value characteristics for owner occupied units in Torrance and neighboring cities. Compared to neighboring cities, Torrance has the third highest percentage of owner occupied units and the third lowest percentage of units in the under \$20,000 value range. The median asking price of units for sale was higher than the median value of occupied units in Torrance and in the majority of neighboring cities.

Occupancy and value characteristics for renter occupied housing are given in Table 12. Torrance had the third lowest percentage of renter occupied housing among cities in the South Bay-Harbor area. Torrance also ranked third lowest in the number of units renting for less than \$100/month.

Torrance supplies 26.5% of the total occupied rental units in the South Bay-Harbor Area; and even though rents and land values are increasing, Torrance has residential units available in all price ranges.

#### C. Structural Characteristics

Torrance had 28,700 units in 1960; by 1970, housing units had increased nearly 58%. While Torrance is still predominantly a single family residential area, the ratio of single family units to multiple units significantly changed over the last decade. The major change occurred in high density housing of five or more units per structure.

#### D. Age Characteristics

Torrance housing is relatively new; almost half of the existing housing was built after

1950. Inspection of the data in Table 13 gives a reasonably accurate picture of the growth pattern in Torrance in terms of housing units for the six geographical sub-areas. It can be seen that the largest portion of older homes is located in East Torrance.

#### E. Saturation

The housing growth rate has been decreasing since the 1960-1964 period. The decrease in housing starts in Torrance reflects a national decline in construction and may be viewed as a result of rising land costs, relatively high unemployment rates, and skyrocketing interest rates for real estate loans. Also, the diminishing supply of vacant land for development and in more recent years the changes in building ordinances have contributed to this decline in housing growth rate. Specific figures for housing growth are found in Table 14.

The changes in residential land use and in housing unit density over the period of 1965-1972 are shown in Table 15. The amount of undeveloped land in Torrance is essentially frozen and has little possibility of being augmented; therefore the ultimate housing inventory (and population) will depend on the utilization of available land area and on the allowable densities in existing residential zones.

Table 16 shows the maximum housing unit capacity of Torrance. The housing density factors by zone used in this table are based on current zoning at 90% efficiency. The maximum housing densities permitted for each zone are as follows:

R-1	6 units per acre
R-2	12 units per acre
R-3	27 units per acre
RR-3	27 units per acre
R-4	43 units per acre
R-5	Varies with height of high rise
RP	27 units per acre

(See Summary of Land Use Districts in Land Use Inventory)

### IV. EMPLOYMENT

#### A. Occupational Distribution

Occupational distributions and civilian labor force statistics can be found in Table 17. Two noticeable changes that have taken place in this area are: an increase in female employment in almost all categories of employment; a decrease in male employment in almost all categories of employment over the

last ten years. The category in which female employment has shown the greatest increase is "clerical and kindred workers"; the category with the largest decrease in male employment is "craftsmen, foremen and kindred workers". Table 18 compares the occupational distribution of Torrance residents with those of other cities in the South Bay-Harbor area.

#### **B. Manufacturing**

A tabulation of the number of persons employed in manufacturing (Table 19) indicates that the leading employer in this category is "aircraft, aerospace, missiles, and components".

#### **C. Products and Services**

With over 400 employers in this category, data relating to employment (Table 20) shows the construction industry as the largest "employer".

#### **D. Retail and Wholesale**

There are in excess of 2,000 business firms engaged in wholesale and retail activities in Torrance based on the records of the City Finance Department. These activities provide an estimated 17% to 20% of the total employment in the City. The Del Amo financial and commercial center alone is estimated to provide employment for 5,000 persons.

#### **E. Residence vs. Place of Employment**

The majority of the Torrance work force is employed outside the City (Table 21). Data obtained in the special census of 1967\* showed that 28% of the employed population (principal wage earners) worked in Torrance, 40% worked outside the City but in the South Bay-Harbor area, and 14% worked in downtown Los Angeles or in the Wilshire District.

#### **F. Means of Transportation to Work**

According to the 1970 census, 53,941 Torrance residents, representing 92.6% of the labor force, used the automobile as their principal means of transportation to work; 85% used their own automobile and 7.6% were passengers (Table 22). The remaining 7.3% either worked at home or used other

means of transportation. It is estimated that each household (principal wage earner) daily generates an average of .365 round trips within the City and .775 trips through parts of the City to outside destinations.\*

### **V. INCOME**

#### **A. Family**

Torrance residents had a total income in 1969 of over five million dollars. The median family income in Torrance (\$13,620) ranked 2nd in the nation among cities of 100,000 or more population, and 2nd in the state for cities of 50,000 or more. This figure represents a 69% increase over the 1959 median of \$8,050. In terms of purchasing power, however, the true increase in Torrance family income was 22.5%, based on the consumer price index for the Los Angeles County expressed in constant 1967 dollar base.

#### **B. Comparative Study**

Almost all communities in the South Bay-Harbor area have maintained a median family income above the state median of \$10,732. Significant increases in family income occurred over the decade in all South Bay area cities, with Torrance having the second highest increase in median income. The percentage of persons with incomes over \$15,000 was exceptionally high compared to the percentage for the entire state: 26% statewide; 41.2% in Torrance. As for families with income below poverty levels, the percentage was significantly less in Torrance than on a county or a state wide basis. Income data appears in Tables 21 and 22.

### **VI. COMMERCE AND INDUSTRY**

#### **A. Building Valuation**

Torrance ranks 13th in the state in total commercial building valuation, and 20th in the state in total industrial building valuation. The specific figures are respectively \$14,081,000 and \$4,902,000. The cost of total major projects being built in Torrance as of March, 1973, was \$229,470.\*\*

#### **B. New Business**

According to the Division of Licenses and Collections in the Department of Finance,

\*State Department of Finance, State of California, *Special Census*, 1967.

\*\*Security Pacific Bank Research Department, *Monthly Report of Building Permit Activity in the Cities and Counties of California*, Los Angeles, January, 1973.



the City of Torrance sees approximately 200 new businesses open each month. The number of establishments that close in any period is difficult to determine since many of the owners do not report closures to the City. In January 1973, the City's Finance Department requested all business owners to renew their licenses, and 2,839 establishments complied.

### C. Retail Trade

Taxable retail sales statistics for Torrance appear in Tables 23, 24, 25, and 26. The kinds of businesses covered in these tables are defined in the *Standard Industrial Classification Manual*.<sup>\*</sup> Basically the kinds of businesses found on these tables are establishments engaged in selling merchandise to personal household and farm users.<sup>\*\*</sup>

The greatest increase in *retail sales* in the past nine years has been in non-store retailing. This type of business includes mail order houses, merchandising machine operators, and direct selling establishments. The second greatest increase was in the apparel category, although the increase was far behind the non-store category (Table 23).

General Merchandise Group Stores had the highest amount of retail sales. In 1963 and again in 1972, this category of stores also had the highest average amount of retail sales per outlet — specific figures for retail sales per outlet are in Tables 24 and 25.

Although retail sales in Torrance have increased 96%, Torrance's percentage of state retail sales has remained static for the last 9 years, primarily because there has been relatively uniform growth throughout the state. On the other hand the percentage of Los Angeles County's share of total state retail sales has declined steadily over the last 9 years (see Table 26).

Businesses with the greatest increase in the *number of outlets* were non-store retailers, which jumped from 54 outlets in 1963 to 1,379 outlets in 1972. The second largest increase in the number of new outlets was in the category of miscellaneous retail stores (Table 24).

### D. Selected Service Receipts

Tables 27 and 28 give annual receipts of selected services in Torrance for 1963 and 1967. Businesses covered in these tables are defined in the Standard Industrial Classification (SIC) Manual. Selected service receipt figures for 1972 are not available and, therefore, can only be approximated. Total service receipts should amount to approximately 146% of the 1963 total; i.e., total receipts for services in 1972 were probably in the vicinity of \$40,987,000. The category of services with the largest increase in number of establishments between 1963 and 1967 was "miscellaneous business services". The types of businesses found under this category are advertising, services to dwellings and other buildings, business and consulting services, and miscellaneous business services.

### E. Industrial and Commercial Development

In a survey<sup>\*\*\*</sup> taken of the 15 major industries in Torrance, eight of the companies had industrial land for expansion; four were seeking to acquire land; and only 3 had no plans for land acquisitions. It was also found that the majority of the industries planned to increase their employment; of all industries responding to this question, only 2 planned to decrease their employment. Specific figures from this survey are presented in Table 29. The total for future employment figures found in Table 29 are approximated because some industries surveyed were unable to forecast their employment increases or decreases.

There are 263.64 acres of vacant land in Torrance which are zoned for commercial use. Predicting how much of this land will be developed in the near future is difficult since the majority of this land is privately owned.

## VII. CITY GOVERNMENT ECONOMICS

The City operates under a charter which provides for a Mayor-Council-Manager type of government. The Mayor and Council are elected representatives of the people and are responsible for all matters of policy, levying taxes, securing revenue, authorizing expenditures and incurring debt. The City Manager is appointed by the Council and is directly responsible to them. The City Clerk and City Treasurer are elected offices responsible to the people.

---

<sup>\*</sup>Executive Office of the President, Bureau of the Budget, *Standard Industrial Classification Manual*, 1967.

<sup>\*\*</sup>1967 *Census of Business, Retail Trade*, U. S. Department of Commerce, Bureau of the Census.

<sup>\*\*\*</sup>*Survey of Major Industries*, City of Torrance Planning Department, September, 1972, unpublished draft.



The basic economic policy of Torrance has been one of "Pay as you go". Financial records show the City to have consistently and successfully adhered to this policy. There has been relatively few years—none of them consecutive—in which expenditure of the City exceeded income. The ratio of bonded indebtedness to assessed valuation has been in the order of 1% or less since 1960; the bond debt per capita has been under \$30 for the same period. The net assessed valuation in 1972 was \$450,026,612.

#### **A. Revenues**

In Table 30 the City revenues by major source categories are tabulated for the years 1955 through 1971; From this data a trend can be seen; generally the percentage of revenue obtained from property taxes, licenses and permits, fines and forfeits has consistently gone down, while the percentage of revenue from sales and use tax, other agencies, service charges and other miscellaneous taxes has generally gone up. Although the percent of the total revenues that comes from property taxes has gone down, property tax is still the largest single source of revenue for the City. Some pertinent data associated with property tax revenues are shown in Table 31. Property is assessed by the Los Angeles County tax assessor at 25% of market value. On this basis the true value of Torrance property in 1970-71 exceeded \$1.8 billion and the per capita valuation would be approximately \$3,380.

#### **B. Expenditure**

Expenditures for the City in fiscal 1972-73 are budgeted at \$24,774,000 or approximately \$180 per capita. Expenditures by function covering a 15 year period are shown on Table 32. Over this 15 year period total expenditures increased approximately 50%; expenditure per capita increased approximately 300%. The percentage of expenditures for each function has remained approximately the same.

#### **C. Employment**

Tables 33 and 34 list the number of City employees by function for 1970-71 and 1972-73 and provide a comparison in terms of employees per 1,000 population with the average for all cities of 50,000 or more population. For the 1972-73 fiscal year, salaries, wages, and fringe benefits represent approximately 70% of the total City budget. This budget provides for employment of 1,126 persons. In the area of Public Safety, the ratio for police and fire protection was sig-

nificantly lower than the national average. In other functions Torrance was close to average for the nation.

There was a small increase in the number of city employees per 1,000 citizens in 1972-73; nevertheless Torrance still ranks somewhat below the national averages. Factors which create this situation are:

- (1) There are no sewage disposal personnel, this function is provided by two external agencies operated by Los Angeles County;
- (2) Crime rates are lower in Torrance; therefore less police personnel are required;
- (3) The majority of structures in Torrance were built after 1950; therefore, there is less fire hazard and consequently fewer fire suppression personnel.
- (4) The policy of Torrance Management is such that employee incentives are high and, therefore, engender higher efficiency among personnel.
- (5) There are no power utility personnel; the City is serviced by Southern California Edison and Southern California Gas.













## LISTING OF TABLES

TABLE	PAGE
1. Torrance Population as Percentage of South Bay-Harbor Area, and Los Angeles . . . . .	9
2. Comparative Population Data—Neighboring Cities, South Bay-Harbor Area, Los Angeles County . . . . .	9
3. Population Densities for Torrance, Neighboring Cities and Los Angeles . . . . .	10
4. South Bay-Harbor Area Cities Ranked by Population Density and by Growth Rate . . . . .	10
5. Population Distribution by Household Size for Torrance, 1960 and 1970 . . . . .	11
6. Household and Family Size Data for Torrance, Neighboring Cities and Los Angeles County, 1960 and 1970 . . . . .	11
7. General Household and Family Characteristics . . . . .	12
8. Marital Status of Torrance Residents, 1960-1970 . . . . .	13
9. Racial Characteristics of Torrance, Neighboring Cities, and Los Angeles . . . . .	13
10. Educational Attainment of Torrance Residents . . . . .	14
11. Housing Inventory for Torrance and Los Angeles County, 1960 and 1970 . . . . .	15
12. Occupancy and Value Characteristics, Owner Occupied Housing for Torrance and Neighboring Cities — 1970 . . . . .	15
13. Occupancy and Value Characteristics, Renter Occupied Housing for Torrance and Neighboring Cities . . . . .	16
14. Age Characteristics of Torrance Housing — 1970 . . . . .	16
15. Housing Unit Growth in Torrance, 1960 and 1972 . . . . .	17
16. Residential Land Use and Housing Unit Density, 1965 and 1972 . . . . .	17
17. Additional Housing Unit Capacity Based on Current Zoning and Land Use . . . . .	17
18. Occupational Distribution of Torrance Residents, 1960 and 1970 . . . . .	18
19. Distribution of Work Force by Selected Occupations for Selected Cities of the South Bay Area and Los Angeles County — 1970 . . . . .	18
20. Industrial Employment in Torrance — Manufacturing, 1970 . . . . .	19
21. Industrial Employment in Torrance: Products and Services . . . . .	19
22. Areas of Employment for Torrance Residents . . . . .	20
23. Transportation Modes Used by Torrance Residents . . . . .	20
24. Distribution of Family Income for City of Torrance, 1959 and 1969 . . . . .	21
25. Family Incomes for Torrance, Neighboring Cities and Los Angeles County, 1959 and 1969 . . . . .	21
26. Rate of Increase in Retail Sales for Torrance . . . . .	22
27. Taxable Retail Sales in Torrance for 1963, 1967, 1972 . . . . .	22
28. Annual Retail Sales Per Categorical Retail Outlet for 1972 . . . . .	23
29. Total Retail Sales and Percentages of Torrance, Los Angeles County, and the State for 1963, 1967, 1972 . . . . .	23
30. Annual Receipts of Selected Services in Torrance for 1963 and 1967 . . . . .	23
31. Totals and Percentage Statistics for Selected Services in Torrance, Los Angeles County and California . . . . .	24
32. Survey of Major Local Industries . . . . .	24
33. Torrance City Revenues by Source . . . . .	25
34. Net Assessed Valuation and Tax Rates for Torrance . . . . .	25
35. Expenditures by Function for Torrance . . . . .	26
36. Torrance City Employment for Fiscal Years 1970-71 and Comparison with All Cities of 50,000 or more Population . . . . .	27
37. Torrance City Employment for Fiscal Years, 1972-1973 . . . . .	27





**TABLE 1**  
**TORRANCE POPULATION**  
**AS PERCENTAGE OF SOUTH BAY-HARBOR AREA AND LOS ANGELES COUNTY (1)**

	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>
Population of Torrance	9,950	22,241	100,991	134,584
Percent of Los Angeles County	.35%	.52%	1.65%	1.89%
Percent of South Bay-Harbor Area	7.65%	7.94%	16.83%	16.35%
Population of South Bay-Harbor Area	130,000	280,000	600,000	823,000
Percent of Los Angeles County	4.66%	6.74%	9.93%	11.69%

**TABLE 2**  
**COMPARATIVE POPULATION DATA**  
**NEIGHBORING CITIES, SOUTH BAY-HARBOR AREA, LOS ANGELES COUNTY (1)**

	<u>Year</u> <u>Incorporated</u>	<u>1940</u>	<u>1950</u>	<u>Growth</u> <u>Rate (2)</u>	<u>1960</u>	<u>Growth</u> <u>Rate (2)</u>	<u>1970</u>	<u>Growth</u> <u>Rate (2)</u>
		<u>Population</u>	<u>Population</u>		<u>Population</u>		<u>Population</u>	
Torrance	1921	9,950	22,241	12.4	100,991	35.4	134,584	3.3
El Segundo	1917	3,738	8,011	11.4	14,219	7.7	15,592	0.9
Gardena	1930	5,909	14,405	14.4	35,943	14.9	41,103	1.4
Hawthorne	1922	8,263	16,316	9.8	33,035	16.4	53,264	6.1
Hermosa Beach	1907	7,917	11,826	4.9	16,115	3.6	17,394	0.8
Lawndale	1959	----	----	----	21,740	----	24,915	1.5
Lomita	1964	----	----	----	----	----	19,784	---
Manhattan Beach	1912	6,398	17,330	17.1	33,934	9.6	35,293	0.4
Palos Verdes Estates	1939	987	1,963	9.9	9,564	38.8	13,631	4.3
Redondo Beach	1892	13,092	25,226	9.3	46,986	8.6	57,541	2.2
Rolling Hills	1957	----	----	----	1,664	----	2,049	2.4
Rolling Hills Estates	1957	----	----	----	3,941	----	6,735	7.1
South Bay-Harbor Area		130,000	280,000	11.5	600,000	11.4	823,000	3.7
Los Angeles County		2,785,643	4,151,687	5.0	6,038,771	4.5	7,036,457	1.6

(1) Source: U. S. Census of Population. Estimates of South Bay-Harbor Area population provided by the Economics Research Department of the Copley Press.

(2) Average annual increase in percent since last U. S. Census (1960).

**TABLE 3**  
**POPULATION DENSITIES FOR TORRANCE, NEIGHBORING CITIES AND LOS ANGELES COUNTY (1)**

	1960			1970		
	<u>Area (Sq. Miles)</u>	<u>Population</u>	<u>Density (Pop/sq. mi.)</u>	<u>Area (Sq. Miles)</u>	<u>Population</u>	<u>Density (Pop/sq. mi.)</u>
Torrance	19.962	100,991	5,059	20.490	134,584	6,568
El Segundo	5.513	14,219	2,579	5.516	15,592	2,827
Gardena	4.219	35,843	8,519	4.619	41,103	8,899
Hawthorne	4.050	33,035	8,517	5.550	53,264	9,577
Hermosa Beach	1.360	16,115	11,849	1.360	17,394	12,790
Lawndale	1.897	21,740	11,460	1.931	24,919	12,904
Lomita (2)	1.800	14,983	8,324	1.800	19,784	10,991
Manhattan Beach	3.810	33,936	8,907	3.810	35,293	9,263
Palos Verdes Estates	4.737	9,564	2,019	4.767	13,631	2,859
Redondo Beach	6.200	46,986	7,578	6.200	57,451	9,266
Rolling Hills	2.953	1,664	563	2.953	2,049	694
Rolling Hills Estates	2.072	3,941	1,902	3.325	6,735	2,026
Los Angeles County	4,083.210	6,100,000	1,494	4,083.210	7,100,000	1,739

**TABLE 4**  
**SOUTH BAY-HARBOR AREA CITIES RANKED BY POPULATION DENSITY AND BY GROWTH RATE (1)**

<u>1960 Density (3)</u>		<u>1970 Density (3)</u>		<u>1960-70 Growth Rate (4) Percentage</u>	
1	Hermosa Beach 11,849	1	Lawndale 12,904	1	Rolling Hills Estates 7.1%
2	Lawndale 11,460	2	Hermosa Beach 12,790	2	Hawthorne 6.1%
3	Manhattan Beach 8,907	3	Lomita 10,991	3	Palos Verdes Estates 4.3%
4	Gardena 8,519	4	Hawthorne 9,577	4	TORRANCE 3.3%
5	Hawthorne 8,517	5	Redondo Beach 9,266	5	Lomita 3.2%
6	Lomita 8,324	6	Manhattan Beach 9,263	6	Rolling Hills 2.4%
7	Redondo Beach 7,579	7	Gardena 8,899	7	Redondo Beach 2.2%
8	TORRANCE 5,059	8	TORRANCE 6,568	8	Lawndale 1.5%
9	El Segundo 2,579	9	Palos Verdes Estates 2,859	9	Gardena 1.4%
10	Palos Verdes Estates 2,019	10	El Segundo 2,827	10	El Segundo 0.9%
11	Rolling Hills Estates 1,902	11	Rolling Hills Estates 2,026	11	Hermosa Beach 0.8%
12	Rolling Hills 563	12	Rolling Hills 694	12	Manhattan Beach 0.4%
Mean Density (5) 5,686		Mean Density (5) 7,078		Mean Growth Rate (5) 2.7%	

(1) Sources: Area — Torrance: Torrance Engineering Department; all others: Los Angeles County Regional Planning Commission. Population — U. S. Census of Population.

(2) Lomita was incorporated in 1964; 1960 data from coincident census tracts.

(3) Density in Population per square mile from Table 3.

(4) Average annual population increase in percent from Table 2.

(5) Data is mean for 12 cities.



**TABLE 5**  
**POPULATION DISTRIBUTION BY HOUSEHOLD SIZE FOR TORRANCE, 1960 and 1970 (1)**

<u>Persons per Household</u>	<u>Population in Households</u> <u>1960</u>	<u>1970</u>	<u>Percent Change</u> <u>1960-70</u>	<u>Percent of Population</u> <u>1960</u>	<u>1970</u>
1 person	2,066	7,447	260.45%	2.05%	5.56%
2 persons	11,212	25,110	123.95%	11.12%	18.77%
3 persons	15,537	23,511	51.32%	15.42%	17.57%
4 persons	27,784	31,104	11.94%	27.57%	23.25%
5 persons	22,760	23,310	2.41%	22.59%	17.42%
6 persons or more	21,381	23,291	8.93%	21.22%	17.41%

**TABLE 6**  
**HOUSEHOLD AND FAMILY SIZE DATA FOR TORRANCE, NEIGHBORING CITIES**  
**AND LOS ANGELES COUNTY – 1960 and 1970 (1)**

	<u>Persons per Household (2)</u> (Median)		<u>Persons per Family (3)</u> (Mean)	
	<u>1960</u>	<u>1970</u>	<u>1960</u>	<u>1970</u>
TORRANCE	3.65	3.05	3.86	3.50
El Segundo	3.03	2.71	3.43	3.27
Gardena	3.27	2.85	3.58	3.34
Hawthorne	3.17	2.78	3.54	3.31
Hermosa Beach	2.54	2.31	3.17	3.03
Lawndale	3.45	3.22	3.80	3.70
Manhattan Beach	3.10	2.76	3.55	3.35
Palos Verdes Estates	3.59	3.48	3.70	3.63
Redondo Beach	3.22	2.98	3.63	3.46
Rolling Hills	3.76	3.65	3.77	3.74
Rolling Hills Estates	4.03	3.83	4.07	3.90
Los Angeles County	2.94	2.83	3.44	3.43

(1) U. S. Census of Population.

(2) A household is defined as one or more persons (related or unrelated) living in a single housing unit.

(3) A family consists of a household head and one or more other persons living in the same household who are related to the head by blood, marriage or adoption.

**TABLE 7  
GENERAL HOUSEHOLD AND FAMILY CHARACTERISTICS – 1970 (1)**

<b><u>Population Distribution (2)</u></b>	<b><u>Number</u></b>	<b><u>Percent</u></b>
Total, all persons	134,584	100.0%
Persons in Households	133,773	99.4%
Persons in Families	122,798	91.2%
Persons in Group Quarters (3)	811	0.6%
<b><u>Household Characteristics</u></b>		
Total, all persons in households	133,773	100.0%
Persons under 18 years	46,247	24.6%
Persons 18 to 64 years	80,796	60.4%
Persons 65 years and older	6,730	5.0%
Number of Households	43,790	
Median Persons per Household	3.05	
<b><u>Family Characteristics</u></b>		
Number of Families	35,120	100.0%
Husband-wife families	31,268	89.0%
Families with female head	3,015	8.6%
Families with children under 18 years	20,852	59.4%
Families with children under 6 years	8,198	23.3%
Husband-wife families	31,268	100.0%
With children under 18 years	18,483	59.1%
With children under 6 years	7,634	24.4%
With wife in labor force	14,024	44.9%
and with children under 6 years	2,055	6.6%
and with children 6 to 17 years	5,189	16.6%
with no children	6,780	21.7%
Families with female head	3,015	100.0%
With children under 18 years	2,024	67.1%
With children under 6 years	510	16.9%
Mean family size, persons per family	3.50	

(1) U. S. Census of Population.

(2) A household is defined as one or more persons living in a single housing unit.

A family consists of a household head and one or more other persons living in the same household who are related to the head by blood, marriage, or adoption.

(3) Group quarters are living arrangements for institutional inmates or for other groups containing 5 or more persons not related to the person in charge. Examples of group quarters are hospitals, rest homes, boarding houses, barracks, dormitories, ships, etc.

**TABLE 8**  
**MARITAL STATUS OF TORRANCE**  
**RESIDENTS 1960 and 1970 (1)**

	<u>1960</u>	<u>1970</u>
Male Population, 14 years and older	31,039	48,563
Marital Status: (2)		
Single	18.6	27.4
Married	78.0	67.0
Separated	0.7	1.3
Widowed	1.4	1.5
Divorced	2.0	4.1
Female Population, 14 years and older	31,945	51,509
Marital Status		
Single	13.1	21.5
Married	76.6	63.2
Separated	1.3	1.6
Widowed	6.6	8.0
Divorced	3.7	6.6

**TABLE 9**  
**RACIAL CHARACTERISTICS OF TORRANCE, NEIGHBORING CITIES, AND LOS ANGELES COUNTY (1)**  
**1970**

	Distribution of Population by Race — Percent							
	White (3)	White with Spanish (3) Surname	Negro	Indian	Japanese	Chinese	Fillipino	All Other
TORRANCE	96.0	8.5	0.1	0.2	2.7	0.4	0.3	0.4
El Segundo	99.0	N.A.	0.1	0.3	0.2	0.1	*	0.2
Gardena	72.1	15.4	3.6	0.3	20.5	1.2	0.9	1.4
Hawthorne	93.2	12.8	3.2	0.5	1.3	0.5	0.4	0.8
Hermosa Beach	98.7	N.A.	0.2	0.3	0.3	0.1	0.1	0.3
Lawndale	95.8	19.8	0.2	0.8	0.9	0.2	0.7	1.4
Manhattan Beach	98.8	5.8	*	0.2	0.3	0.2	0.1	0.4
Palos Verdes Estates	99.3	N.A.	*	*	0.3	0.2	*	*
Redondo Beach	98.0	13.7	*	0.3	0.5	0.2	0.2	0.7
Rolling Hills	98.7	N.A.	0.3	(4)	(4)	(4)	(4)	1.0
Rolling Hills Estates	98.4	N.A.	0.2	----	0.7	0.3	*	0.3
Los Angeles County	85.4	18.3	10.8	0.3	1.5	0.6	0.5	0.9

(1) U. S. Census of Population.

(2) Marital status in percent of population.

(3) "White with Spanish Surname" percentages included in "White" percentages.

(4) Data not available separately, included in "All Other" category.

N.A. Data not available.

\* Percentage less than 0.1 percent.



**TABLE 10**  
**DISTRIBUTION OF TORRANCE RESIDENTS**  
**BY NUMBER OF SCHOOL YEARS COMPLETED (1)**

	<u>1960</u>	<u>1970</u>
No school years completed	0.6	0.4
Elementary: 1 to 4 years	1.4	0.9
5 to 7 years	4.6	3.0
8 years	9.3	6.0
High School: 1 to 3 years	20.5	15.0
4 years	36.5	39.3
College: 1 to 3 years	16.0	19.4
4 years or more	11.1	16.0
Median school years completed	12.4	12.6
Percent high school graduates	63.6	74.7

Distributions in percent of total population 25 years or older.

(1) Source: U. S. Census.

**TABLE 11**  
**HOUSING INVENTORY, TORRANCE AND LOS ANGELES COUNTY – 1960 and 1970 (1)**

	1960		1970	
	<u>Torrance</u>	<u>Los Angeles County</u>	<u>Torrance</u>	<u>Los Angeles County</u>
All Housing Units	28,704	2,142,139	45,293	2,538,137
Occupied Housing Units	27,588	2,010,612	43,790	2,431,981
Owner Occupied	21,925	1,096,983	25,390	1,179,943
Percent Owner Occupied	79.4	54.6	58.0	48.5
Vacancy Rate	1.0	1.5	0.7	1.0
Median Persons per unit	3.8	3.1	3.5	3.0
Renter Occupied	5,663	913,629	18,400	1,252,038
Percent Renter Occupied	20.5	45.4	42.0	51.5
Vacancy Rate	9.2	8.1	5.6	5.9
Median Persons per unit	2.5	2.1	2.0	2.0
Vacant Units	1,116	131,527	1,503	106,156
For Sale	217	16,503	186	12,330
For Rent	573	81,067	1,099	68,842
Other Vacant	326	33,957	218	24,984
Percent Vacant	3.9	6.1	3.3	4.2
Increase 1960–1970,				
Housing Units	16,589	395,998	57.8%	18.5%
Owner Occupied Units			15.8%	7.6%
Renter Occupied Units			224.9%	37.0%

**TABLE 12**  
**OCCUPANCY AND VALUE CHARACTERISTICS,**  
**OWNER OCCUPIED HOUSING FOR TORRANCE AND NEIGHBORING CITIES – 1970 (1)**

	<u>EI</u>			<u>Hermosa</u>					<u>Palos</u>	
	<u>Torrance</u>	<u>Segundo</u>	<u>Gardena</u>	<u>Hawthorne</u>	<u>Beach</u>	<u>Lawndale</u>	<u>Lomita</u>	<u>Manhattan Beach</u>	<u>Verdes Estates</u>	<u>Redondo Beach</u>
Owner Occupied Housing:										
Percent all housing units	58.0	43.6	50.1	41.2	39.1	36.4	44.3	59.0	89.0	44.6
Persons per unit (mean)	3.6	3.2	3.3	3.2	2.7	3.4	2.8	3.1	3.6	3.3
Rooms per unit (median)	5.6	5.4	5.2	5.2	5.1	4.8	5.0	5.3	6.9	5.1
Value										
Occupied Units:										
Under \$20,000	7.5	9.1	15.0	17.9	15.3	41.0	25.2	6.3	0.1	22.0
\$20,000 to \$34,999	68.4	62.0	77.6	71.4	55.4	53.6	50.7	59.8	4.2	66.9
\$35,000 to \$49,999	20.6	23.7	6.0	7.8	20.9	4.7	19.0	24.0	29.6	9.7
\$50,000 or more	3.5	5.2	1.3	2.9	8.4	0.7	5.0	9.9	66.1	1.4
Median specified value	\$29,500	\$30,100	\$25,500	\$24,900	\$28,900	\$21,500	\$26,400	\$31,100	\$50,000	\$24,000
Vacant for sale:										
Under \$20,000	3.9	0.0	9.8	10.8	18.5	23.1	12.5	8.7	0.0	24.1
\$20,000 to \$34,999	18.9	33.3	46.3	78.4	51.9	76.9	27.8	39.1	0.0	58.6
\$35,000 to \$49,999	73.9	16.7	43.9	10.8	14.8	0.0	58.3	26.1	13.3	15.5
\$50,000 or more	3.3	50.0	0.0	0.0	14.8	0.0	1.4	26.1	86.7	1.8
Median price asked	\$40,500	\$50,000	\$33,200	\$24,000	\$25,800	\$23,200	\$37,500	\$36,300	\$50,000	\$24,700

Notes: Values are those specified by occupant (owner at time of census or the asking price for vacant units (house and lot). Values and data are for one-family houses on less than 10 acres of land with no business on property. Unless otherwise indicated, the data are in percent of all occupied units or percent of all vacant units for sale.

**TABLE 13**  
**OCCUPANCY AND VALUE CHARACTERISTICS,**  
**RENTER OCCUPIED HOUSING FOR TORRANCE AND NEIGHBORING CITIES – 1970 (1)**

	<u>Torrance</u>	<u>EI</u> <u>Segundo</u>	<u>Gardena</u>	<u>Hawthorne</u>	<u>Hermosa</u> <u>Beach</u>	<u>Lawndale</u>	<u>Lomita</u>	<u>Manhattan</u> <u>Beach</u>	<u>Palos</u> <u>Verdes</u> <u>Estates</u>	<u>Redondo</u> <u>Beach</u>
Renter Occupied Housing:										
Percent all housing units	42.0	56.4	49.9	58.8	60.9	63.6	55.7	41.0	11.0	55.4
Persons per unit (mean)	2.3	2.4	2.4	2.5	2.0	3.1	2.6	2.2	2.7	2.7
Rooms per unit (median)	3.7	3.7	3.7	3.7	3.5	3.9	3.9	3.9	4.9	4.0
Contract Rent:										
Occupied Units:										
Less than \$100	10.1	21.4	26.7	18.6	21.4	22.5	27.7	8.2	2.1	17.2
\$100 to \$149	36.7	46.0	56.7	53.9	37.4	58.0	50.0	26.4	3.7	38.5
\$150 to \$199	37.2	22.8	11.9	21.9	26.5	16.3	17.6	32.0	18.3	29.9
\$200 or more	14.6	8.1	2.5	4.1	12.8	1.8	3.0	31.4	70.5	12.5
No cash rent	1.4	1.7	2.3	1.5	2.0	1.4	1.8	2.0	5.4	1.8
Median rent	\$153	\$132	\$119	\$130	\$139	\$124	\$125	\$173	\$271	\$142
Vacant for rent:										
Less than \$100	5.6	15.2	20.9	16.7	16.5	18.3	19.8	5.4	15.4	7.7
\$100 to \$149	26.9	34.5	51.8	54.7	35.4	53.7	49.7	22.3	0.0	26.2
\$150 to \$199	44.3	20.7	22.7	24.6	24.7	23.8	23.4	28.3	0.0	25.3
\$200 or more	23.1	29.7	4.6	4.1	23.5	4.3	7.1	44.0	84.6	40.8
Median rent asked	\$170	\$151	\$132	\$132	\$148	\$132	\$133	\$189	\$300	\$182

Note: Contract rent is the monthly rent paid at time of census. Data excludes one family houses on 10 acres or more. Unless otherwise indicated, the data are in percent of all occupied rental units, or in percent of all vacant units for rent.

**TABLE 14**  
**AGE CHARACTERISTICS OF TORRANCE HOUSING – 1970 (1)**

	<u>TORRANCE</u>	<u>North</u> <u>Torrance</u>	<u>East</u> <u>Torrance</u>	<u>South</u> <u>Torrance</u>	<u>West</u> <u>Torrance</u>	<u>Riviera</u> <u>Area</u>	<u>Walteria</u> <u>Area</u>
Total Housing Units	45,297	10,835	6,111	6,160	15,293	4,475	2,423
Year Structure Built:							
1969 to March 1970	2,411	274	10	627	1,366	42	92
Percent of Total	5.3	2.5	0.2	10.2	8.9	0.9	3.8
1965 to 1968	5,968	943	277	1,584	2,611	147	406
Percent of Total	13.2	8.7	4.5	25.7	17.1	3.3	16.8
1960 to 1964	10,313	1,956	846	2,106	4,296	764	345
Percent of Total	22.8	18.1	13.8	34.2	28.1	17.1	14.2
1950 to 1959	20,835	6,788	1,933	1,396	6,585	2,864	1,269
Percent of Total	46.0	62.6	31.6	22.7	43.1	64.0	52.4
1940 to 1949	3,457	715	1,249	329	368	583	213
Percent of Total	7.6	6.6	20.3	5.3	2.4	13.0	8.8
1939 and earlier	2,313	159	1,796	118	67	75	98
Percent of Total	5.1	1.5	29.4	1.9	0.4	1.7	4.0

(1) Source: U. S. Census of Population and Housing.



**TABLE 15**  
**HOUSING UNIT GROWTH IN TORRANCE (1)**  
**1960 – 1972**

	<u>Housing Units</u>		<u>Rate of Growth</u> (Housing Units per year)
	<u>Increase</u>	<u>Cumulative Total</u>	
1960 – 1964	10,313	36,914	2,063
1965 – 1968	5,968	42,882	1,492
1969 – 1971	4,722	47,604	1,574
1972	392	47,996	392
1960 – 1972	21,395	47,996	1,646
1969 – 1972	5,114	47,996	1,279

**TABLE 16**  
**RESIDENTIAL LAND USE**  
**AND HOUSING UNIT DENSITY - 1965, 1972 (2)**

	<u>1965</u>	<u>1972</u>
Acres in residential use	4369.03	4620.13
Total housing units	42,882	47,996
Average density, units per acre	9.81	10.38
Added residential acres 1965-1972	251.10	
Added housing units 1965-1972	5,114	
Average number of units per acre	20.36	

**TABLE 17**  
**ADDITIONAL HOUSING UNIT CAPACITY BASED ON CURRENT ZONING AND LAND USE**

		<u>Current Land Use – 1972</u>					<u>Additional Housing Capacity (Units)</u>
		<u>Zone (3)</u> <u>Efficiency</u> <u>(Percent)</u>	<u>Total</u> <u>Acres</u>	<u>Primary</u> <u>Usage (4)</u> <u>(Acres)</u>	<u>Vacant</u> <u>Acres</u>	<u>Land Available</u> <u>for Additional (5)</u> <u>Housing (Acres)</u>	
North Torrance	R-1	97.64	903.09	878.11	3.72	3.72	22
	R-2	90.19	84.33	72.74	3.32	3.32	40
	R-3	72.35	116.59	78.59	5.77	26.34	711
	RR-3	64.24	11.86	6.04	1.58	4.63	125
	RP	74.55	3.34	1.85	.54	1.16	31
East Torrance	R-1	95.17	252.01	236.57	3.29	3.29	20
	R-2	90.50	126.24	119.29	1.96	1.96	24
	R-3	40.71	172.35	59.01	11.17	96.11	2,595
South Torrance	R-1	86.64	651.16	539.48	24.75	46.56	279
	R-3	97.38	94.30	87.15	4.68	4.68	126
	RP	62.35	24.36	9.49	5.70	9.94	268
West Torrance	R-1	93.85	1,271.88	1,190.93	2.83	2.83	17
	R-3	84.22	204.01	162.89	8.94	20.72	559
	R-4	76.21	8.03	6.12	0.0	1.11	47
	R-5	22.24	4.54	1.01	0.0	3.53	185
Riviera Area	R-1	99.54	546.50	517.31	26.70	26.70	160
	R-3	45.20	73.17	32.72	.34	33.13	895
Walteria Area	R-1	63.65	364.59	200.37	31.72	127.76	767
	R-2	98.62	35.69	34.33	.87	.87	10
	R-3	51.38	21.70	9.74	1.41	9.79	264
TOTAL ADDITIONAL HOUSING UNIT CAPACITY AT CURRENT ZONING							7,136

(1) Source: Los Angeles County Regional Planning Commission; U. S. Census of Population and Housing.

(2) Source: City of Torrance Planning Department.

(3) Zone efficiency = Acres in Primary use + vacant acres/total zoned acres.

(4) Primary Usage is the acreage in use as zoned.

(5) Available land includes vacant acres plus acreage gained by conversion of existing uses to zoned uses at a 90% efficiency factor.

(6) Housing units per acre factors: R-1 = 6; R-2 = 11; R-3 = 27; RR-3 = 27; R-4 = 43; R-5 = 60; RP = 27/acre.

**TABLE 18**  
**OCCUPATIONAL DISTRIBUTION OF TORRANCE RESIDENTS – 1960 and 1970 (1)**

	<b>1960 (2)</b>		<b>1970 (2)</b>	
	<b>Percent of total employed</b>		<b>Percent of total employed</b>	
	<b>Male</b>	<b>Female</b>	<b>Male</b>	<b>Female</b>
Professional, technical and kindred workers	14.7	3.9	15.7	7.0
Managers and administrators	8.4	1.1	7.8	2.0
Sales workers	5.3	3.1	5.0	3.8
Clerical and kindred workers	5.1	11.5	5.3	16.4
Craftsmen, foremen and kindred workers	18.6	0.5	13.8	--- (4)
Operatives, including transport	12.4	4.6	7.7	2.9
Laborers and other blue collar workers	3.1	0.4	1.9	0.8
Farm workers	--- (3)	--- (3)	0.1	*
Service workers	3.7	2.7	4.6	4.7
Private household workers	*	0.9	*	0.4
<hr/>				
Total Civilian Labor Force	62,984		68,808	
Total employed persons	35,706		59,994	
Male	25,455		37,192	
Percent of total	71.3		62.0	
Female	10,251		22,802	
Percent of total	28.7		38.0	

**TABLE 19**  
**DISTRIBUTION OF WORK FORCE BY SELECTED OCCUPATIONS FOR SELECTED CITIES**  
**OF THE SOUTH BAY AREA AND LOS ANGELES COUNTY – 1970 (1)**

	<b>Percent of total employed persons</b>					
	<b>Professional, Technical &amp; Kindred</b>	<b>Managers &amp; Administrators</b>	<b>Sales Workers</b>	<b>Clerical &amp; Kindred</b>	<b>Craftsmen, Foremen, &amp; Kindred</b>	<b>All Other Occupations</b>
TORRANCE	22.7	9.8	8.8	21.7	13.8	23.2
El Segundo	17.7	7.5	5.7	25.0	16.0	28.1
Gardena	15.0	7.0	6.2	22.3	14.6	34.9
Hawthorne	14.5	7.2	5.6	25.1	16.2	31.4
Hermosa Beach	26.1	8.5	9.5	22.4	10.2	23.3
Lawndale	9.3	5.2	4.4	18.8	20.0	42.3
Manhattan Beach	29.2	11.1	8.8	20.7	10.1	20.1
Palos Verdes Estates	38.7	25.3	11.9	10.2	4.5	9.4
Redondo Beach	16.2	7.6	6.2	21.4	17.1	31.5
Rolling Hills	31.3	35.7	8.5	9.5	1.3	13.7
Rolling Hills Estates	36.9	22.3	12.7	11.9	7.5	8.7
Los Angeles County	17.1	9.2	7.8	21.2	12.8	31.9

(1) Source: U. S. Census of Population.

(2) 1960 Census data based on persons 14 years and older; 1970 Census based on persons 16 years and older.

(3) Farm workers included in Laborers category in 1960 Census.

(4) Craftsmen, foremen and kindred workers not categorized for females in 1970 Census.

\* Percentage is less than 0.1 percent.

**TABLE 20**  
**INDUSTRIAL EMPLOYMENT IN TORRANCE MANUFACTURING – 1970 (1)**

	<b>Estimated Total Number Employed</b>	<b>Number of manufacturers with average employment of</b>					
		<b>24 or less</b>	<b>25 to 99</b>	<b>100 to 499</b>	<b>500 to 999</b>	<b>1000 to 2999</b>	<b>3000 or more</b>
Aircraft, Aerospace, Missiles and Components	10,000	5		5	1	1	2
Chemical and Allied Products	2,800	9	10	5		1	
Containers, Packaging, Material Handling Equipment	2,000	7	5	2	2		
Electronics and Electrical Equipment	3,000	10	12	8	1		
Metals and Metal Products	9,400	25	33	10	2	1	1
Petroleum Refining and Oil Well Equipment	1,500	15			2		
Plastics and Rubber Products	1,000	6	6	5			
Other Manufacturers	<u>3,700</u>	<u>64</u>	<u>34</u>	<u>13</u>	—	—	—
Totals	33,400	141	100	48	8	3	3

**TABLE 21**  
**INDUSTRIAL EMPLOYMENT IN TORRANCE PRODUCTS & SERVICES – 1970 (1)**

	<b>Estimated Total Number Employed</b>	<b>Number of employers with average employment of:</b>		
		<b>24 or less</b>	<b>25 to 99</b>	<b>100 or more</b>
Automotive Products, Equipment and Parts	500	11		1
Construction — Building Materials and Contractors	1,400	131	12	
Data Systems and Computer Equipment and Services	510	10	1	1
Printing, Publishing, Signs and Related Services	560	27	2	1
Other Products and Services	<u>1,860</u>	<u>183</u>	<u>14</u>	<u>1</u>
Totals	4,830	361	29	4

(1) Source: Torrance Area Chamber of Commerce, *Industrial Directory*.



**TABLE 22  
AREAS OF EMPLOYMENT  
FOR TORRANCE RESIDENTS – 1967 (1)**

<u>Place of Employment</u>	<u>Percent of Principal Wage Earners</u>
Torrance	23.0%
South Bay (not including El Segundo and L.A. Airport	17.5%
El Segundo and L.A. Airport	11.0%
Downtown L.A. and Wilshire Corridor	11.5%
San Pedro, Wilmington, Long Beach, Carson	5.0%
Retired	5.0%
Not Applicable	13.0%
Other Areas	14.0%

**TABLE 23  
TRANSPORTATION MODES USED BY TORRANCE RESIDENTS (2)**

<u>Mode</u>	<u>1970</u>		<u>1960</u>	
	<u>No. of Workers</u>	<u>Percent of Workers Using Transportation Mode</u>	<u>No. of Workers</u>	<u>Percent of Workers Using Transportation Mode</u>
Private Auto or Car Pool	53,941	92.71	31,689	92.27
Bus	410	0.71	349	1.02
Railroad	18	0.03		
Walk to Work	1,712	2.95	1,191	3.47
Worked at Home	820	1.41	587	1.70
Other	2,274	2.19	5.29	1.54
Total Workers	58,075	100.00	34,345	100.00

(1) State Department of Finance, State of California, *Special Census*.

(2) Source: U. S. Census of Population.

**TABLE 24**  
**DISTRIBUTION OF FAMILY INCOME**  
**FOR CITY OF TORRANCE**  
**1959 and 1969 (1)**

<u>Income of Families (2)</u>	<u>1959</u>	<u>1969</u>
All Families	100%	100%
Less than \$1,000	1.6	1.0
\$1,000—\$1,999	2.1	1.1
\$2,000 — \$2,999	1.9	1.3
\$3,000 — \$3,999	3.0	1.8
\$4,000 — \$4,999	4.8	1.8
\$5,000 — \$5,999	9.6	2.6
\$6,000 — \$6,999	12.6	3.3
\$7,000 — \$7,999	13.9	3.4
\$8,000 — \$8,999	11.3	4.6
\$9,000 — \$9,999	10.0	5.2
\$10,000 — \$11,999	22.9	13.5
\$12,000 — \$14,999	32.8	19.3
\$15,000 — \$24,999	5.6	34.3
\$25,000 — \$49,999	.7	6.4
\$50,000 or more	6.9	.5

Note: Poverty levels as used in the 1970 census provide a range of poverty income cut-offs adjusted by such factors as family size, sex of family head, number of children under 19 years old, and farm or non-farm residence. Poverty level cut-offs are revised annually to allow for cost of living changes. In 1969, the average poverty threshold for a non-farm family of four headed by a male was \$3,745.

**TABLE 25**  
**FAMILY INCOMES FOR TORRANCE, NEIGHBORING CITIES**  
**AND LOS ANGELES COUNTY — 1959 and 1969 (1)**

	<u>Family Income (2)</u>			<u>1969</u>
	<u>1959</u>	<u>1969</u>	<u>Percent Increase</u>	<u>Mean Income</u>
	<u>Median</u>	<u>Median</u>		
TORRANCE	\$8,050	\$13,620	69.2%	\$14,354
El Segundo	7,783	12,433	59.7%	13,551
Gardena	7,741	11,713	51.3%	12,212
Hawthorne	7,645	11,285	47.6%	11,772
Hermosa Beach	7,050	11,439	62.3%	12,826
Lawndale	6,303	9,879	56.7%	10,150
Manhattan Beach	8,289	14,234	71.7%	15,249
Palos Verdes Estates	over 10,000	23,760		27,987
Redondo Beach	6,880	11,140	61.9%	11,837
Rolling Hills Estates	over 10,000	22,606		25,102
Los Angeles County	7,046	10,972	55.7%	12,783

(1) Source: U. S. Census of Population.

(2) 1970 Census gives income figures for 1969.

**TABLE 26**  
**RATE OF INCREASE IN RETAIL SALES FOR TORRANCE (1)**  
(in \$1,000's of Dollars)

<u>All Retail Outlets</u>	<u>1963</u>	<u>%</u>	<u>1967</u>	<u>63-67 % Increase</u>	<u>1972</u>	<u>67-72 % Increase</u>	<u>63-72 % Increase</u>
TOTAL	229,611	100%	364,741	59%	450,651	24%	96%
Building Material, Hardware, and Farm Equipment Dealers	5,000	100%	8,085	61%	15,160	88%	200%
General Merchandise Group							
Stores	83,587	100%	125,508	50%	130,744	4.1%	56.4%
Food Stores	57,782	100%	76,872	33%	28,114	(2)	(2)
Auto Dealers	22,782	100%	54,548	139%	69,380	27%	204%
Gasolene Service Stations	13,784	100%	21,566	56%	14,683	- 31%	6.5%
Apparel and Accessory Stores	8,348	100%	14,158	69.5%	37,070	161%	344%
Furniture, Home Furnishing, Equipment Stores	7,166	100%	12,921	80%	16,581	28.3%	130%
Eating and Drinking Places	10,318	100%	21,881	112%	34,857	59.7%	236%
Drug and Proprietary Stores	6,514	100%	9,996	534%	9,997	(2)	(2)
Miscellaneous Retail Stores	12,716	100%	17,098	34.4%	28,225	65%	122%
Non-store Retailers (3)	807	100%	1,069	32.4%	58,743	5,400%	7,107%

**TABLE 27**  
**TAXABLE RETAIL SALES IN TORRANCE FOR 1963, 1967 and 1972 (1)**  
(in 1,000's of Dollars)

<u>TORRANCE, 1963</u>	<u>1963 Number of All Establishments</u>	<u>Sales</u>	<u>1967 Number</u>	<u>Sales</u>	<u>1972 Number</u>	<u>Sales</u>
Retail Trade, TOTAL	678	228,804	1,070	363,672	1,126	391,908
Building Materials, Hardware and Farm Equipment Dealers	27	5,000	29	8,085	36	15,160
General Merchandise Group						
Stores	23	83,587	26	125,508	49	130,744
Food Stores	73	83,782	142	76,872	88	28,114 (4)
Auto Dealers	39	22,782	46	54,518	50	69,380
Gasolene Service Stations	97	13,784	141	21,566	128	14,683
Apparel and Accessory Stores	66	8,348	80	14,158	140	37,070
Furniture, Home Furnishings, Equipment Stores	46	7,166	66	12,921	72	16,581
Eating and Drinking Places	120	10,318	229	21,881	246	34,857
Drug and Proprietary Stores	17	6,514	22	9,996	30 (5)	9,997 (5)
Miscellaneous Retail Stores	116	12,716	192	17,098	244	28,225
Non-store Retailers (6)	54	807	97	1,069	1,379	28,743
TOTAL ALL OUTLETS	732	229,611	1,167	364,741	2,505	450,651

(1) Sources: 1967 *Census of Business*, U. S. Department of Commerce, Bureau of the Census; *Taxable Sales in California*, State Board of Equalization, The Statistical Research and Consulting Division.

(2) 1972 percentage increase cannot be calculated because actual figures only take into account taxable sales.

(3) Non-store Retailers include mail order houses, merchandising machine operators and direct selling establishments.

(4) 1972 figures for food stores include only taxable transactions.

(5) 1972 figures are for drug stores only and 1972 figures do not include non-taxable transactions.

(6) Non-store retailers include mail order houses, merchandising machine operators, direct selling establishments; figures for these retailers are included under "TOTAL ALL OUTLETS".



**TABLE 28**  
**ANNUAL RETAIL SALES**  
**PER CATEGORICAL RETAIL OUTLETS FOR 1972 (1)**  
(in \$1,000's of Dollars)

<u>Torrance</u>	<u>Number</u>	<u>Sales</u>	<u>Per Outlet</u>
Building Materials, Hardware, Farm Equipment Dealers	36	15,160	421
General Merchandise Group Stores	49	130,744	2,668
Food Stores (2)	88	28,114	319
Auto Dealers	50	69,380	1,387
Gasolene Service Stations	128	14,683	115
Apparel and Accessory Stores	140	37,070	265
Furniture, Home Furnishing, Equipment Stores	72	16,581	230
Eating and Drinking Places	246	34,857	142
Drug Stores (2)	30	9,997	333
Miscellaneous Retail Stores	244	28,225	116
Non-store Retailers	1,379	58,743	43

**TABLE 29**  
**TOTAL RETAIL SALES AND PERCENTAGES OF TORRANCE,**  
**L. A. COUNTY AND THE STATE FOR 1963, 1967, 1972 (1)**  
(in 1,000's of Dollars)

<u>California</u>	<u>1963</u>	<u>% of</u>		<u>1967</u>	<u>% of</u>		<u>1972</u>	<u>% of</u>		<u>Percentage Increase</u> <u>1963-1972</u>
		<u>State</u>	<u>County</u>		<u>State</u>	<u>County</u>		<u>State</u>	<u>County</u>	
State Total	26,888,554	100	----	33,498,184	100	----	53,713,922	100	----	91%
L. A. County	10,900,915	40.9	100	13,084,434	39	100	18,130,009	33.7	100	66%
TORRANCE	229,611	.85	2.1	364,741	1.9	2.8	450,651	.8	2.4	96%

**TABLE 30**  
**ANNUAL RECEIPTS OF SELECTED SERVICES IN TORRANCE FOR 1963 and 1967 (1)**

	<u>1963</u> <u>Number</u>	<u>Receipts</u> <u>(in \$1,000)</u>	<u>1967</u> <u>Number</u>	<u>Receipts</u>	<u>% Increase</u>
Selected Services, TOTAL	438	10,660	809	30,361	82%
Hotels, Motels, Tourist Courts, Camps	15	1,446	30	1,825	26%
Personnel Services	195	5,024	336	9,083	81%
Miscellaneous Business Services	95	5,273	202	9,201	74%
Auto Repair, Auto Services, Garages	51	1,781	66	3,909	119%
Miscellaneous Repair Services	54	1,145	112	2,224	94%
Motion Pictures	3	841	5	1,655	97%
Amusement, Recreation Services, Except Motion Pictures	25	1,150	58	2,464	114%

- (1) Sources: 1967 *Census of Business*, U. S. Department of Commerce, Bureau of the Census; *Taxable Sales in California*, State Board of Equalization, The Statistical Research and Consulting Division.
- (2) Retail sales for these stores are taxable sales only.

**TABLE 31**  
**TOTALS AND PERCENTAGE STATISTICS FOR SELECTED SERVICES IN TORRANCE,**  
**L. A. COUNTY AND CALIFORNIA (1)**  
(in \$1,000's of Dollars)

	<u>1963</u> <u>Total</u>	<u>% of</u> <u>State</u>	<u>% of</u> <u>County</u>	<u>1967</u> <u>Total</u>	<u>% of</u> <u>State</u>	<u>% of</u> <u>County</u>	<u>% Increase</u> <u>1963-1967</u>
State	5,882,420	100%	----	7,962,524	100%	----	35%
L. A. County	2,919,542	49%	100%	4,012,780	50%	100%	37%
Torrance	16,660	.3%	.6%	30,361	.4%	.7%	82%

**TABLE 32**  
**CHARACTERISTICS OF MAJOR LOCAL INDUSTRIES (2)**

<u>Major Companies</u>	<u>Total</u> <u>Land</u> <u>Area</u>	<u>No. of Acres</u> <u>for Future</u> <u>Development</u>	<u>Now</u> <u>Employed</u>	<u>Future</u> <u>Employment</u>	<u>Amount</u> <u>(Decrease-</u> <u>Increase)</u>	<u>%</u>	<u>When</u>
Reynolds Metal Company	43	25	684	Decrease	- 239	- 35%	1980
W. H. Harper Company	4.5	none	150	Increase	+	?	?
Bethlehem Steel Corp.	46	none	150	Increase	+ 28	19%	1990
U. S. Steel Corporation	173	33	800	Increase	+ 72	9%	1980
Union Carbide	100	none	150	Decrease	- 135	- 90%	1980
Mobil Oil Corporation	713	all	695	Unknown	----	----	----
Great Lakes Properties (3)	28	all	----	----	----	----	----
Air Research Manufacturing	203	120	2900	Increase	+ 580	20%	1980
Hughes Aircraft Company	28	14	3400	Unknown	----	----	----
R. G. Harris Company (3)	26	All (want to buy)	----	----	----	----	----
Hi Shear Corporation	23	want to buy	900	Increase	+ 180	20%	1980
American Standard Inc.	48	20	260	Increase	+ 78	30%	1980
Aeronca	11	none	160	Increase	+ 48	30%	1980
Standard Brand Paint Co.	12	want to buy	400	Increase	+ 400	100%	1980
					+ 600	150%	1990
Fansteel Inc.	2.6	want to buy	184	Increase	+ 37	20%	1980
TOTALS	1,471	+ 212	10,833		+ 1,249		
						Total % increase by 1990	11.5%

(1) Sources: 1967 *Census of Business*, U. S. Department of Commerce, Bureau of the Census; *Taxable Sales in California*, State Board of Equalization, The Statistical Research and Consulting Division.

(2) Source: *Survey of Major Industries*, City of Torrance Planning Department (unpublished).

(3) Non-industrial companies owning industrial land in Torrance.

**TABLE 33  
TORRANCE CITY REVENUES BY SOURCE (1)**

	<u>1955-56</u>		<u>1960-61</u>		<u>1965-66</u>		<u>1970-71</u>	
	<u>Total</u>	<u>Percent of Total</u>	<u>Total</u>	<u>Percent of Total</u>	<u>Total</u>	<u>Percent of Total</u>	<u>Total</u>	<u>Percent of Total</u>
Total Revenues	\$2,941,747	100.0%	\$6,500,785	100.0%	\$10,068,057	100.0%	\$18,241,348	100.0%
Property Taxes	1,182,461	40.2%	2,763,586	42.5%	3,510,702	34.9%	5,100,538	28.0%
Sales and Use Tax	348,914	11.9%	1,255,695	19.3%	2,371,269	23.6%	3,783,972	20.7%
Other taxes	73,724	2.5%	321,053	4.9%	821,337	8.2%	2,422,386	13.3%
Licenses and permits	388,204	13.2%	126,968	2.0%	126,206	1.3%	159,382	.9%
Fines and forfeits	138,390	4.7%	249,123	3.8%	264,263	2.6%	370,581	2.0%
Revenue from other agencies	468,180	15.9%	997,780	15.3%	2,155,755	21.4%	3,685,015	20.2%
Current Service Charges								
and other miscellaneous	83,761	2.8%	647,568	10.0%	787,182	7.8%	2,500,213	13.7%
Utilities and enterprises	258,113	8.8%	139,012	2.1%	31,343	.3%	219,261	1.2%

**TABLE 34  
NET ASSESSED VALUATIONS AND TAX RATES  
FOR CITY OF TORRANCE (1)**

<u>Fiscal Year</u>	<u>Net Assessed Valuation</u>	<u>Per Capita Valuation</u>	<u>City Tax Rate</u>	<u>Total Tax Rate (2)</u>
1955-56	\$ 99,927,570	\$1,312	\$1.1840	\$ 7.0792
1960-61	215,099,520	2,130	1.2880	8.3219
1965-66	284,627,720	2,194	1.2380	9.4554
1970-71	450,026,612	3,344	1.1380	11.5160

(1) Source: City of Torrance Financial Reports.

(2) per \$100 assessed valuation.

**TABLE 35**  
**EXPENDITURES BY FUNCTION FOR TORRANCE (1)**

	<u>1955-1956</u>		<u>1960-1961</u>		<u>1965-1966</u>	
	<u>Total</u>	<u>Percent of Total</u>	<u>Total</u>	<u>Percent of Total</u>	<u>Total</u>	<u>Percent of Total</u>
TOTAL Expenditures	\$3,825,889	100.0%	\$5,395,176	100.0%	\$9,962,160	100.0%
General Government	1,076,441	28.1%	1,128,060	20.9%	2,161,987	21.7%
Public Safety	1,214,030	31.8%	1,769,558	32.7%	3,538,033	35.6%
Public Works	779,512	20.4%	1,658,130	30.8%	2,713,598	27.2%
Libraries	77,524	2.0%	107,665	2.0%	342,456	3.4%
Parks and Recreation	678,382	17.7%	731,762	13.6%	1,206,077	12.1%
Expenditures per capita (2)	\$53.14		\$53.42		\$76.78	

	<u>1970-1971</u>		<u>1972-1973</u>	
	<u>Total</u>	<u>Percent of Total</u>	<u>Total</u>	<u>Percent of Total</u>
TOTAL Expenditures	\$19,364,455	100.0%	\$24,773,962	100.0%
General Government	4,542,818	23.5%	5,945,750	24.00%
Public Safety	6,567,912	33.8%	8,423,147	34.00%
Public Works	5,219,812	27.0%	6,441,230	26.00%
Libraries	831,271	4.3%	1,350,180	5.45%
Parks and Recreation	2,202,000	11.4%	2,613,652	10.55%
Expenditures per capita	\$142.31		\$180.17	

(1) Sources: Torrance City Financial Report, Torrance City Budget, 1972-73.

(2) Based on estimated population at mid year (January 1).



**TABLE 36**  
**TORRANCE CITY EMPLOYMENT FOR FISCAL YEAR 1970-71**  
**AND COMPARISON WITH ALL CITIES OF 50,000 OR MORE POPULATION (1)**

	<u>Torrance</u>		<u>All Cities (1)</u>	<u>Torrance</u>	
	<u>Total (2)</u> <u>Employed</u>	<u>Employees</u> <u>per 1000 (3)</u> <u>Population</u>	<u>Employees</u> <u>per 1000</u> <u>Population</u>	<u>Total</u> <u>Budgeted For</u>	<u>Employees Based</u> <u>on Population</u> <u>of 134,584</u>
All Functions	1,099.3	8.08	15.09 (4)	1,106.3	8.21
Police Protection	252.6	1.86	2.79	252.6	1.88
Fire Protection	156	1.15	1.67	1.56	1.16
Parks and Recreation	178.6	1.31	.90	156.6	1.16
Libraries	77.7	.57	.39	77.3	.57

**TABLE 37**  
**TORRANCE CITY EMPLOYMENT FOR FISCAL YEAR 1972-1973 (5)**

	Torrance						All Cities	Torrance	
	Full Time			Employment	Part Time		Employees	Total	Employees
	Employees			per 1000	Employees		per 1000	Budgeted	Based on Pop.
	Total	Male	Female	Population	Male	Female	Population	For	of 137,500
All Functions	1,286			9.35			15.09	1,126.6	8.19
Police Protection	259	214	45	1.88			2.79	265.4	1.93
Fire Protection	156	153	3	1.13			1.67	166	1.21
Parks and Recreation	120	102	18	1.38 (6)	85	56	.90	153.9	1.12
Library	54	16	38	.39			.39	79.3	.58
P.E.P. Employees (7)		33	24						

(1) Annual Report, *City Employment*, data for October 1970.

(2) Equivalent full time employees.

(3) Based on estimated population at mid year (January 1).

(4) Includes some functions not provided by Torrance, i.e., hospitals, gas and electric utilities, etc.

(5) All notes on Table 36 are applicable to this table.

(6) Part time employees were considered equivalent to ½ their total.

(7) P.E.P. employees are Federal grant employees and are not permanent.





---

**CITY OFFICIALS**

Ken Miller, mayor  
James R. Armstrong, councilman  
George W. Brewster, councilman  
Cathryn A. Geissert, councilwoman  
George B. Surber, councilman  
William J. Uerkwitz, councilman  
Dr. Donald E. Wilson, councilman

Edward J. Ferraro, city manager  
Vernon W. Coil, city clerk  
Thomas C. Rupert, city treasurer

---

**PLANNING COMMISSION**

David B. Halstead, chairman  
Gerald L. Alter, commissioner  
Ralph C. Grippo, commissioner  
Richard T. Hall, commissioner  
Velma Shelbourn, commissioner  
Kenny Uyeda, commissioner  
Rosalie S. Woodward, commissioner

Charles M. Shartle, planning director

---

**GENERAL PLAN SECTION**

James C. Hagaman, assistant planning director  
Jean Danielson, principal planner  
Charles Gomez, associate planner  
Albert Warot, assistant planner  
Jim Gregorius, planning aide  
Michael Schubach, planning aide

Ron Gnagy, art direction/graphics

